

## MEETING NOTES

**NAME OF GROUP:** Nebraska Capitol Environs Commission

**DATE, TIME AND**

**PLACE OF MEETING:** Thursday, August 22, 2001, 8:00 am, Room 106, County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS AND OTHERS**

**IN ATTENDANCE:**

**Members:** Kim Todd, V.J. Nelson, Karen Kilgarin, Jeff Searcy, David Hunter, and Tom Laging

**Others:** Lowell Berg, Ryan Horner, Dennis Scheer, Jeff Chadwick, & Steve Cook (Clark Enersen); Steve Schwab, Lynn Johnson and Jerry Shorney (Parks & Recreation); Ken Fougeron (SBD); Bob Ripley (Commission Staff); Ed Zimmer and Missy Minner (Planning Department)

**STATED PURPOSE**

**OF THE MEETING:** Regular Meeting of the Nebraska Capitol Environs Commission

Chair Searcy called the meeting to order and requested a motion to approve the July 26, 2001 minutes as distributed. Motion for approval made by Laging, seconded by Nelson. Motion carried 4-0; Nelson, Laging, Searcy, and Todd voting 'yes', Kilgarin, Hunter, and O'Donnell absent.

**Application by Clark Enersen Partners on behalf of NEBCO, Inc for a certificate of appropriateness for improvements on Block 119 of the Original Plat of Lincoln, being the full block bounded by K Street, South 11<sup>th</sup> Street, Lincoln Mall, and South 10<sup>th</sup> Street, in the Capitol Environs District -**

Cook reviewed the major points of the site plan. The Lincoln Mall curb cut will be removed as part of the alley vacation. The ramp to the basement parking has been shifted to accommodate a mid-block access point. The exterior of the building is a mixture of off-white pre-cast and sand colored brick that will relate to the color of the limestone on the Capitol. The glass will have a slight tint, but will be mostly transparent. They have not decided on the mullions yet.

Schwab stated that the trees along South 10<sup>th</sup> Street will have to be scaled down or be installed behind the sidewalk as the area between the sidewalk and curb is too small for the trees shown. Scheer suggested that the sidewalk could be moved to the east. He added that Public Works has advised them not to plant anything in the public ROW around this block because they don't want it to look different from the County-City building block. Hunter disagreed with that. Laging indicated that there could be a legitimate safety concern in terms of traffic if you plant too close to the street. As long as the required distance from the street is observed, there is no reason to restrict planting trees in the right-of-way. He added that trees in the right-of-way offer pedestrians protection from the traffic.

Schwab suggested that discussion with Public Works might be to realign the sidewalk to allow

adequate planting space.

Todd advised that the centers of the shrubs be no closer than 4' to the curb and that the narrow strip of turf should be eliminated unless it is 5' wide or more.

Zimmer reported that staff would recommend approval of the certificate of appropriateness on the building and conceptual approval on the site to come back to the Commission with more detail. This proposal is in line with the enhancement, reinforcement and strengthening of the Mall.

Laging moved approval of a certificate of appropriateness stating that the design specifically meets Standards 9, 12, and 14 and conceptual approval of the site; seconded by Todd. Motion for approval carried 5-0; Nelson, Hunter, Laging, Searcy, and Todd voting 'yes'; Kilgarin and O'Donnell absent.

**Discussion of status and possible refurbishing/redesign of Lincoln (west) Mall -**

Zimmer indicated that Parks has offered to work on a redesign concept to bring back for the September meeting. It may be necessary to implement this block by block.

Hunter stated that the property owners are interested in participating. This area is part of the Downtown Lincoln Association, but not part of the business improvement district. Property owners would prefer to leave the maintenance to Parks and Recreation rather than reassign that to DLA maintenance.

Schwab pointed out that the median trees were planted in 1983 in honor of Larry Enersen. This project should be discussed with Mrs. Enersen and Helen Boosalis. Additionally, it is unclear how the public will feel about the removal of those trees. Part of being a Tree City USA is maintaining mature landscaping. If the trees are removed, the replacement materials should at least match their value.

Ripley suggested that this be approached as an opportunity to rededicate this as a memorial to Larry Enersen.

Zimmer suggested that part of this examination could be a subcommittee doing outreach to some of the interest groups. Johnson added that Parks would contact Clark Enersen to see if they are interested in being involved.

Laging suggested that Parks do a redesign of the west mall with two alternatives, one that keeps the median trees and one that doesn't. He volunteered to assist with the drawings. These drawings will be presented to the Commission at its September meeting.

Hunter added that the property owners would like this to be completed at the same time as the NEBCO building.

**Meeting Schedule for the Remainder of 2001 -**

Zimmer noted that the dates of the next 2 meetings would be September 26 and October 24. The November and December meetings will be combined and held on either December 12 or 13 at 8:00 am. The joint meeting with the Capitol Commission will be held on the same day. Ripley and Zimmer will coordinate the final date.

**Miscellaneous -**

- Laging stated that he has a student who will be able to do research on Centennial Mall if the Commission needs it.
- Ripley noted that there are several existing environs guideline infractions. He thought the Commission might want to address this with a letter. Laging stated that this is an enforcement issue. Commissioners discussed drafting a letter to Building & Safety regarding an improper address sign at approximately 15<sup>th</sup> & C Streets.

There being no further business, the meeting adjourned at 9:00 am.